

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
BARPALA, LLC
790 Montclair Rd, Ste 215
Birmingham AL 35213

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00), and other good and valuable consideration in hand paid to John Walley Talley, Administrator of Estate of Betty Jean Talley (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by BARPALA, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 117 as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg Civil Engineer on October 5, 1965, and being more particularly described as follows; Commence at the intersection of the westerly right of way line of Montevallo Road (Ala. Highway 119) and the Northerly right of way line of 1st Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 1st Avenue for 248.00 feet to the point of beginning; thence 90 degrees 00 minutes right and run Northeasterly for 130.00 feet; thence 90 degrees 00 minutes left and run Northwesterly for 77.00 feet; thence 90 degrees 00 minutes left and run Southwesterly for 130.00 feet to the point on the Northerly right of way line of 1st Avenue; thence 90 degrees 00 minutes left and run Southeasterly along said right of way line of 1st Avenue for 77.00 feet to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs and assigns and each and every interested party in the Estate of Betty Jean Talley, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 15th day of September, 2023.

Estate of Betty Jean Talley

By: *John Walley Talley*
John Walley Talley, Administrator

STATE OF ALABAMA
COUNTY OF *Jefferson*

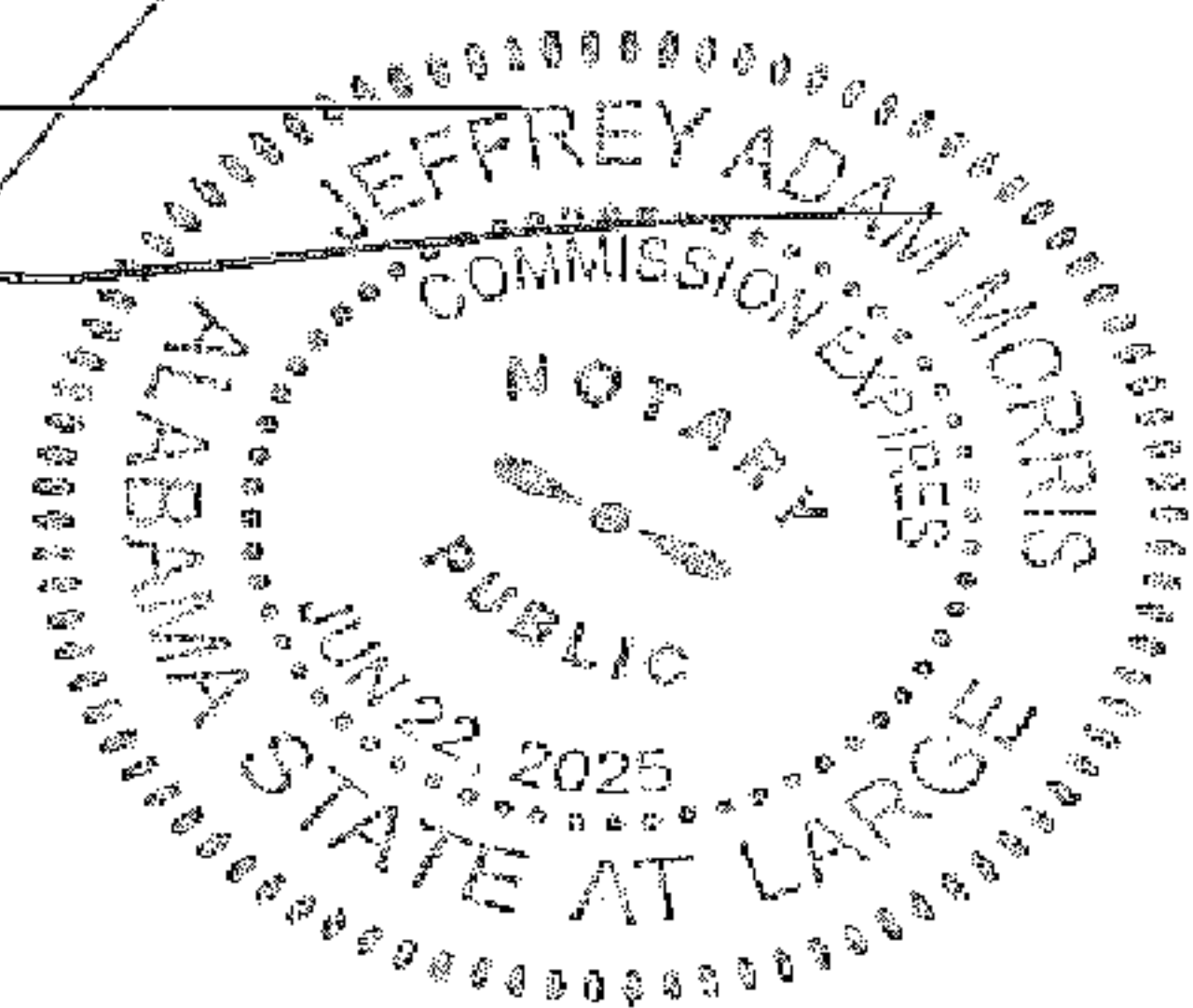
I, the undersigned Notary Public in and for said County and State, hereby certify that John Walley Talley, whose name as Administrator of Estate of Betty Jean Talley is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily in his capacity as Administrator and with full authority, on the day the same bears date.

Given under my hand and official seal this 15th day of September, 2023.

Notary Public

My Commission Expires:

6-22-2025



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name John Walley Talley, Administrator of Estate of
Betty Jean TalleyGrantee's Name BARPALA, LLCMailing Address 691 County Rd 144
Calera AL 35040Mailing Address 790 Montclair Rd Ste 215
Birmingham AL 35213Property Address 608 9th Avenue Southwest
Alabaster, AL 35007Date of Sale September 15, 2023Total Purchase Price \$55,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).Date 9/15/23Print Jeff Morris

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one**Filed and Recorded**
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2023 11:46:56 AM
\$83.00 JOANN
20230918000279470**Form RT-1**Allen S. Bayl